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POLICY DOCUMENT
DECEMBER 16, 1986

ventura county general plan
land use element for the
piru area of interest

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the
piru
plan

PIRU

"This word [is derived] from the Indian term for a reed that grew along the creek banks, and was used in basket-making. They pronounced it much like 'peet hoo' according to the old timers; and it gradually became sounded 'pee roo', spelled piru. "However", Joe Paul wrote, "train conductors shouted out 'Pie roo'; and a restaurant operator erected a sign proclaiming that he had put the 'Pie' in Piru; and little by little it became 'Pie roo', except for the oldtimers and natives who knew better."

-- Ventura County Historical Society Quarterly, (Winter, 1972)

PROGRESS

"The art of progress is to preserve order amid change and to preserve change amid order."

-- Alfred North Whitehead

STRATEGY FOR CHANGE

"Few people really read plans, and fewer relate to them. The key to effective community development is popular support, resources, and opportunities."

-- Anonymous

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PIRU PLAN

VENTURA COUNTY GENERAL PLAN
LAND USE ELEMENT FOR THE
PIRU AREA OF INTEREST

Prepared By
Ventura County Resource Management Agency
Planning Division

Adopted By
The Ventura County Board of Supervisors
December 16, 1986

PIRU AREA PLAN
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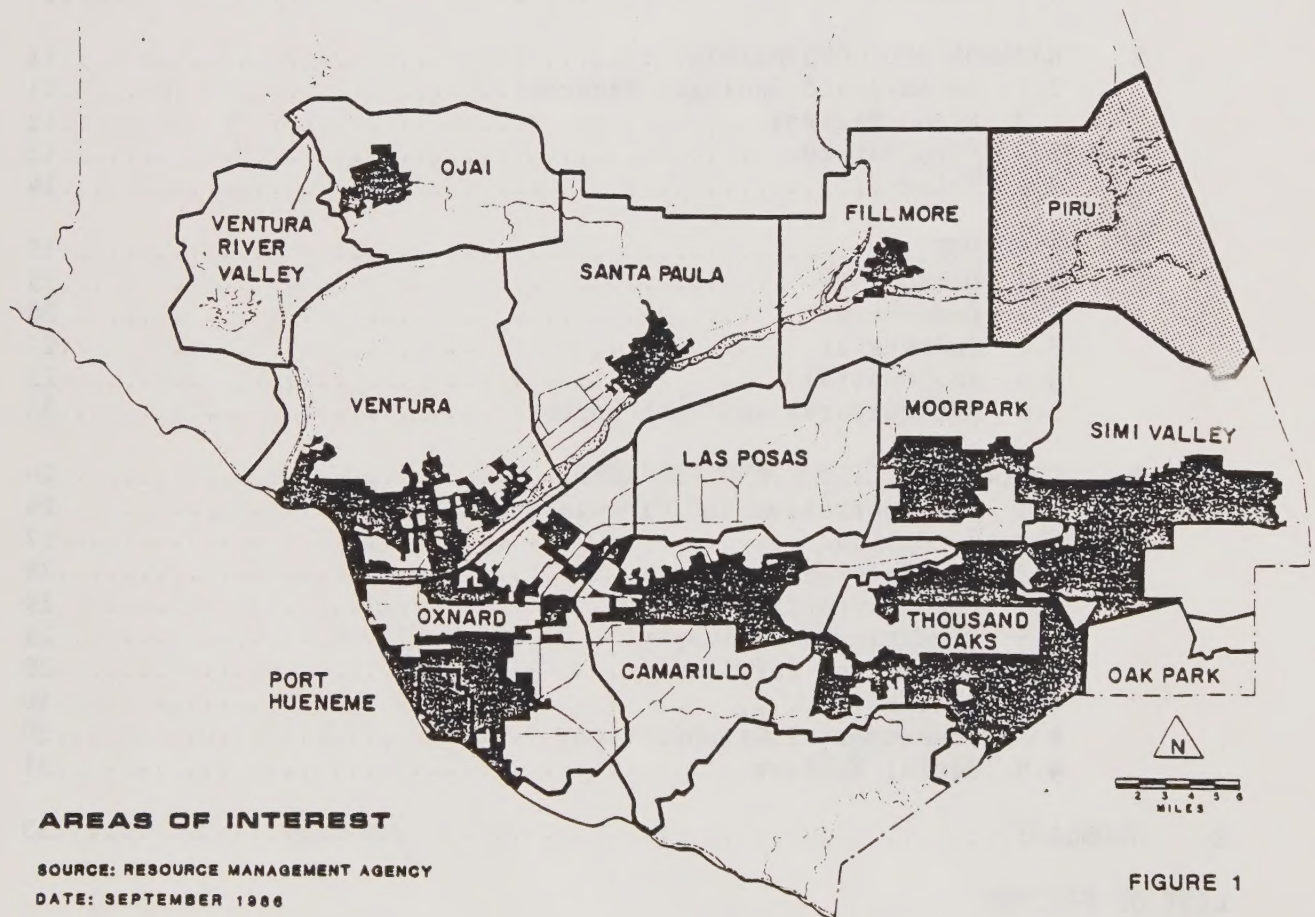
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A. INTRODUCTION

The Piru Area Plan is an integral part of the Ventura County General Plan serving as the Land Use Element for the Piru Area of Interest (see Figure 1). This Plan governs the distribution, general location, and extent of the uses of the land for housing, business, industry, open space, agriculture, and community facilities. This Plan supersedes the Piru Plan adopted by the Board of Supervisors in November, 1963 and updated in December, 1974.

The Piru Area Plan is composed of this Policy Document, a separate Technical Appendix (Background Report for the Piru Plan), and two land use maps (one at a scale of 1" = 2000' depicting the entire Piru Area of Interest and one at a scale of 1" = 300' depicting the Community of Piru).



B. GENERAL PLAN CHRONOLOGY

In November of 1963, the Board of Supervisors adopted the 1985 General Plan for Ventura County. This plan contained area plans for various geographic areas of the County. The Fillmore-Piru Area Plan projected a population for the Fillmore-Piru area of approximately 40,000 people by 1985. This projection, which turned out to be an overestimate, was reflective of the thought that the County would continue to grow as rapidly as in previous decades. The City of Fillmore adopted a new General Plan in 1967 which then superseded the County's Fillmore-Piru Area Plan. In June of 1973, the County Open Space Plan was adopted. In portions of Piru, the uses allowed by the Open Space Plan and the Piru Area Plan conflicted. From 1973 to the present, the more restrictive of the two plans dictated the allowable land uses. One of the objectives of this Plan is to eliminate those conflicts. In December of 1974, the Fillmore portion of the Area Plan was deleted and the Piru portion was amended to accommodate a then proposed paper/plastic cup manufacturing business (Solo Cup Company).

In February of 1984, the Ventura County Board of Supervisors authorized the preparation of this Piru Area Plan Update. A Citizens Committee was appointed to assist in identifying issues and formulating goals. This Citizens Committee held public meetings periodically from January 1985 to September 1986. In addition, the Piru Neighborhood Council sponsored community forums on May 21, and June 11, 1985, and on August 19, 1986, to solicit further public input.

C. RELATIONSHIP TO OTHER COUNTY PLANS AND PROGRAMS

1. Ventura County General Plan

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The General Plan is composed of chapters or "elements" each dealing with a different subject matter concerning resource management, hazards, avoidance, land use and provision of public facilities and services. The State of California mandates that all cities' and counties' General Plans contain the following elements: Land use, circulation, housing, conservation, open space, noise, and safety.

The Land Use Element incorporates most of the issues included in the other General Plan elements and plays a central role in synthesizing all land use issues, constraints, and opportunities. This Element establishes the appropriate distribution of land for housing, business, industry, open space, agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, and other categories of public and private uses.

The urban portions of the unincorporated Ventura County are all governed by separate land use elements (area plans) designed to reflect the needs and desires of those individual communities; these include: The Ojai Valley Plan, the North Ventura Avenue Plan, the Coastal Plan,

the El Rio Plan, the Saticoy Plan, the Moorpark Plan, the Simi Valley Plan, and Piru Plan. The Piru Area Plan is the land use element of the Ventura County General Plan for the Piru Area of Interest.

State law also mandates that all elements of a general plan be consistent with one another. To achieve this consistency the goals, policies, programs and maps of the other elements were reviewed and used in drafting this area plan.

2. Countywide Planning Program

The Countywide Planning Program (CPP) coordinates the common elements of four countywide planning programs. these programs, all of which influence the growth and development of Ventura County, are: the Ventura County Association of Governments Subregional Transportation Plan, Local Agency Formation Commission's Spheres of Influence Plan, County of Ventura's Water Quality Management Plan, and the Air Pollution Control District's Air Quality Management Plan.

- a. Subregional Transportation Plan - This Plan includes short and long range plans for Ventura County highways and public transit. One project of particular interest in the Piru area is the planned widening of State Highway 126 to four lanes, which is listed as a first priority project in the Subregional Transportation Plan.
- b. Spheres of Influence Plan - A sphere of influence is the probable ultimate physical boundary and service area of a local government agency. The Plan establishes the sphere of influence for all local government agencies, including, for example, County Water Works District No. 16, which provides sanitation services for the Piru Community.
- c. Water Quality Management Plan - This Plan is designed to ensure that County water meets Federal standards for water quality. Additionally, the Plan contains population forecasts, by area, for the entire County. The Plan is currently being updated; however, preliminary population forecasts adopted by the Board of Supervisors are consistent with the holding capacity of this Plan.
- d. Air Quality Management Plan - The focus of air quality planning in Ventura County is the development of a plan to achieve national air quality standards for smog and total suspended particulate matter. The Plan includes controls on stationary sources of air pollution (e.g., commercial and industrial facilities) and measures to encourage reduced use of automobiles (transportation control measures). Air quality planning relies on population and social/economic data developed by the Countywide Planning Program (CPP). For example, CPP population forecasts are used to forecast "population related" sources of air pollution (e.g., motor vehicles). The Ventura County Air Pollution Control District has determined that the residential portion of the Piru Area Plan is consistent with the Air Quality Management Plan and the commercial and industrial portion is consistent with the inclusion of certain policies concerning air quality.

D. GOALS, POLICIES AND PROGRAMS

Goals within the Plan identify the desires of the community of Piru and the County agencies responsible for providing services to Piru. Policies and programs within the plan identify the means by which the community and County government will proceed with respect to those goals and objectives. Goals, policies and programs may be defined as follows:

- Goal - The ultimate purpose of our effort stated in a way that is general in nature and immeasurable. Example: "To maintain the existing 'rural' small community character of Piru."
- Policy - A specific statement guiding action and implying clear commitment. Example: "Development which would obscure views of the Piru Mansion shall be discouraged."
- Program - A coordinated set of measures to carry out the policies of the Plan. Example: "The Planning Division shall work with the City of Fillmore to establish a Greenbelt between Fillmore and the Los Angeles County line."

The goals, policies and programs are divided into four major sections as follows:

1. Resources
2. Hazards and Constraints
3. Land Use
4. Public Facilities and Services

1. RESOURCES

1.1 SAND AND GRAVEL

1.1.1 Goals

- °To protect aggregate mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive mining of the resource.
- °To avoid land uses which would preclude or hamper access to, or extraction of, significant mineral deposits.
- °To minimize the land use incompatibility between possible future mining activity and uses which may be impacted by such activity (e.g., residential).

1.1.2 Policies and Programs

- °Sand and gravel mining projects shall be required to comply with all requirements of the Minerals Resource Management Program

(MRMP) as adopted by the Board of Supervisors. (Ventura County Ordinance Code, Section 8107-9 et. seq.; and Board of Supervisors Resolution No. 222)

°Development within a Minerals Resource Protection (MRP) Overlay Zone (see County Open Space Element and Zoning Ordinance) shall be prohibited if the use will significantly hamper or preclude access to or the extraction of aggregate resources.

1.2 OIL AND GAS

1.2.1 Goals

°To protect liquid and gaseous mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive extraction of the resource.

°Ensure that oil and gas exploration and development projects in the surrounding area are conditioned so as to minimize adverse impacts.

°To minimize the land use incompatibility between oil and gas drilling operations and uses which may be impacted by such activity (e.g., residential).

1.2.2 Policies and Programs

°Oil operators shall adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.

°Oil development permits shall be conditioned to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.

°Electric production equipment shall be used where practical to alleviate pollution from internal combustion engines.

°All production sites shall be screened from any public road, or residence located within 500 yards by natural terrain or vegetation which will reach the height of production equipment within five years.

°Existing "blanket" oil permits which allow unlimited drilling shall be modified on a case-by-case basis, as problems occur and as opportunities arise, so that new wells will be subject to environmental and jurisdictional review.

°There shall be no oil refining in the Piru Area of Interest.

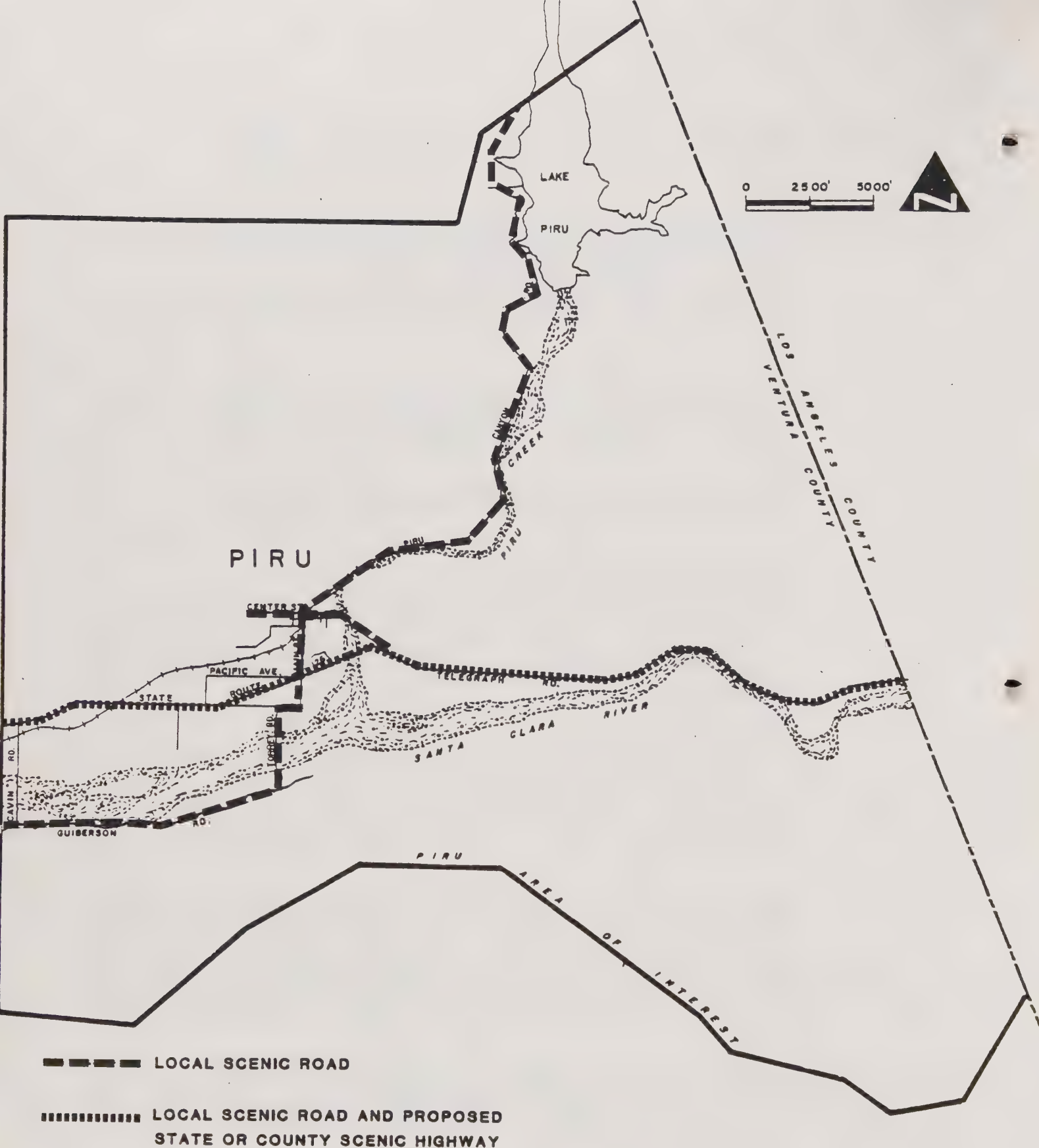
1.3 SCENIC RESOURCES

1.3.1 Goals

- °To protect the significant open views and vistas of the natural features endemic to the Piru Area of Interest.
- °To protect certain important views which lend identity to Piru, or which have been historically enjoyed by the residents.

1.3.2 Policies and Programs

- °Discretionary permits involving excessive and unsightly terracing, grading of hillsides and development which will obscure or alter public views of the natural ridgelines shall be prohibited.
- °Developers shall be encouraged to provide adequate open space which respects natural features and scenic qualities.
- °Discretionary development which would obscure public views of the Piru Mansion shall be discouraged.
- °State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road, are hereby designated as Local Scenic Roads (see Figure 2). Discretionary permits located within view of a Local Scenic Road shall be reviewed for compliance with the following criteria:
 - (a) Billboards and pole signs shall be prohibited.
 - (b) Outside storage shall be landscaped and/or screened from public view.
 - (c) Existing healthy, mature trees shall be retained, where feasible.
 - (d) Development shall be designed to be in harmony with the surrounding area.
- °The County Planning Division shall investigate the possibility of designating State Highway 126 as a County or State Scenic Highway due to its significance as a regional scenic corridor. This program would require a survey of State Highway 126, development of a scenic highway ordinance and coordination with the State of California Department of Transportation to achieve State Scenic Highway designation (FY 1986-1987).
- °The viewshed to the highest ridgeline surrounding Lake Piru shall continue to be designated as a Scenic Resource Protection Zone (Open Space Element). Within this viewshed, the following requirements shall apply:
 - (a) Any request for significant grading shall be evaluated by application for a Planning Director approved Conditional Use Permit.
 - (b) No hardwood tree shall be removed, damaged or destroyed without a tree permit.



SOURCE: RESOURCE MANAGEMENT AGENCY
 DATE: SEPTEMBER 1986

PIRU AREA PLAN SCENIC ROADWAYS

FIGURE 2

- (c) No off-site advertising signs shall be permitted.
- (d) Any required landscaping shall utilize native species endemic to the area where feasible.
- (e) No new use shall be inaugurated which could significantly contribute to the degradation or destruction of the scenic resource.

1.4 CULTURAL RESOURCES

1.4.1 Goals

- °To preserve and to protect the cultural resources of Piru and its Area of Interest, including archaeological and historical properties, and unique, ethnic and social values.
- °To promote historic preservation programs which recognize cultural resources as central to an understanding of community history and character and necessary for the cultural persistence of contemporary peoples.

1.4.2 Policies and Programs

- °Important local landmarks such as the Piru Mansion, Piru Methodist Church, Lechler's Museum, Juan Fustero Historical Marker, Round Rock Rest Home, Piru Cemetary (including the cross above the cemetary), Old Center Street Bridge, Piru Train Bridge and Camulos Ranch (including the ranch cemetary, chapel and walnut tree) shall be preserved and protected where feasible for the benefit of future generations by designation of eligible properties as County Historic Landmarks.
- °All discretionary permits involving construction or earth movement within the Piru Area of Interest shall be reviewed by the Ventura County Archaeological Society, the United Southern Chumash Council and the Ventureno Chumash of Ventura. If the development is located within an archaeologically sensitive area, a field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. A qualified archaeological observer and Indian representative shall be present during any trenching or earth movement at such sites. If artifacts of historical or archaeological significance are uncovered, the site shall be preserved until the County Planning Division determines the proper disposition of the site based on a recommendation from a qualified archaeologist and the local Chumash Indian Community.
- °Discretionary development shall be encouraged to adopt architectural designs which reflect cultural traditions native to the area.

1.5 BIOLOGICAL RESOURCES

1.5.1 Goals

- °To protect and enhance the significant biological resources in the Piru area.
- °To protect the Piru Creek wildlife migration corridor between the Los Padres Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.
- °To encourage and support the management policies of the U.S. Fish and Wildlife Services, California Department of Fish and Game and the Los Padres National Forest in its attempt to preserve and protect the California Condor and its habitat.

1.5.2 Policies and Programs

- °All discretionary permits in Open Space designated areas shall be consistent with the preservation and development of an environment suitable to wildlife and flora indigenous to the area.
- °All discretionary development located within 100 feet of Piru Creek or the Santa Clara River shall be sited and designed to prevent impacts which would significantly degrade riparian habitats. Discretionary projects located within or adjacent to these watercourses shall be conditioned to dedicate wildlife corridor easements if deemed necessary by the County to protect biological resources.
- °The California Department of Fish and Game, the U.S. Fish and Wildlife Service and the National Audubon Society at the Condor Research Center shall be consulted when discretionary development proposals are submitted which may affect biological resources.

1.6 ENERGY

1.6.1 Goals

- °To create a land use pattern which minimizes energy consumption.
- °To encourage the use of alternative sources of energy within new development.
- °To encourage the employment of energy conservation techniques in new development.

1.6.2 Policies and Programs

- °New discretionary development shall be required to submit an energy conservation plan which shall demonstrate energy savings over conventional construction (e.g., by use of solar energy or other means).

1.7 AIR QUALITY

1.7.1 Goals

- °To promote a level of air quality which protects the public health, safety, and welfare and meets or surpasses State and Federal Primary and Secondary Standards.
- °To ensure that any adverse air quality impacts resulting from commercial, industrial or residential development are mitigated to insignificant levels and that such development is consistent with the Ventura County Air Quality Management Plan.

1.7.2 Policies and Programs

- °Projects which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact. Projects which are inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited.
- °Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology (BACT) as determined by the APCD. Developers shall be encouraged to employ innovative technology, in order to minimize air pollution impacts.
- °Where deemed necessary by the APCD, development projects shall be required to submit a Transportation Systems Management (TSM) Plan in accordance with the requirements of the APCD.
- °Bike lanes, bicycle parking programs, solar water heating, solar space heating, and home delivery service programs and all other feasible air pollutant mitigation measures shall be encouraged in conjunction with discretionary development permits.
- °Drive-up facilities for restaurants, banks and similar businesses shall be discouraged.

1.8 AGRICULTURAL SOILS AND HILLSIDE EROSION

1.8.1 Goals

- °To promote the conservation of soils classified as "Prime" or of "Statewide Importance" as a valuable natural resource.
- °To control erosion and production of sediment, and to reduce environmental damage from hillside development.

1.8.2 Policies and Programs

- °Discretionary permits located on land designated as "Prime" or of "Statewide Significance" by the State's Important Farmlands Inventory shall be planned and designed to remove as little land

from agricultural production as possible and minimize impacts on topsoil.

°Agricultural grading shall be regulated by the County's Hillside Erosion Control Ordinance.

°A Hillside Erosion Control Plan shall be required of all discretionary development within the Piru Area of Interest located within the "critical erosion area" (designated on the Erosion Hazard Maps of the County's General Plan). Said plans shall be reviewed by the Resource Conservation District to ensure that best management practices are utilized to avoid soil erosion and related environmental damage (ongoing program).

1.9 WATER

1.9.1 Goals

°To protect and enhance the water resources in the Piru Area of Interest.

°To encourage the maintenance of aquifer recharge operations at the Piru Spreading Grounds.

°To encourage employment of water conservation techniques in new construction.

1.9.2 Policies and Programs

°Lake Piru shall be managed for multiple purposes, where appropriate (e.g., water conservation, flood control, recreation and hydroelectric generation).

°Developers of discretionary projects shall be required to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce project water usage.

°All discretionary permits shall be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

2. HAZARDS AND CONSTRAINTS

2.1 SEISMIC AND GEOLOGIC HAZARDS

2.1.1 Goals

°To protect the public and minimize public and private losses due to seismic and geologic hazards.

2.1.2 Policies and Programs

°Developers shall provide all necessary information relative to seismic and geologic hazards which may affect their development proposals. Developers shall specify how they intend to alleviate identified hazards.

°Development shall be prohibited in seismic and geologic hazard areas where hazards cannot be mitigated without significant adverse environmental effects or where public expenditures for mitigating would not be cost-effective.

°A geologic-seismic investigation shall be performed and reports submitted for the following types of projects located within the Piru Area of Interest:

- (a) Essential facilities (e.g., hospitals, schools, major utility facilities, trunk lines, and storage facilities, etc.)
- (b) High occupancy buildings (e.g., theaters, churches, etc.)
- (c) Major projects (e.g., multi-story residential buildings, large commercial and industrial buildings and facilities, etc.)

°All new development shall be subject to the geologic and seismic requirements of the County's Building Code.

2.2 FLOOD HAZARDS

2.2.1 Goals

°To protect the public and minimize public and private losses due to flood hazards.

°To encourage the construction of adequate surface drainage and flood control facilities to serve the community.

2.2.2 Policies and Programs

°New development located in the 100 year flood plain shall be regulated by the County's Flood Plain Management Ordinance.

°New development shall be protected from flood hazards and shall be designed to avoid aggravating flood hazards to downstream properties in flood prone areas.

°Discretionary development outside the floodway but within the 100 year floodplain (Flood Fringe area) as designated on the Flood Insurance Rate Maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration shall be permitted only if it can be shown through engineering analysis that such areas will be protected from a 100 year flood.

°The County Public Works Department shall continue to monitor and maintain, as necessary, the existing Piru storm drain system that is within the County road right-of-way (Transportation Department) and County-owned Red Line Channels in the Piru Area of Interest (Flood Control and Water Resources Department). Improvements in the Piru area drainage systems shall be made to address deficiencies identified in the report on the Piru Master Drainage Plan (Koebig and Koebig, Inc., 1972). Such improvements shall be constructed concurrently with new development, or as funds become available and in conformity with County-wide priorities (ongoing program).

°The County Public Works Agency shall promote local and individual flood control and lot enhancement by encouraging property owners to make advance arrangements for acceptance of fill material removed from County owned flood control structures in the Piru Area. It is the responsibility of the property owner to meet all requirements relating to placement of the material on the lot.

°The County Sheriff's Department Office of Emergency Services shall maintain (and update as necessary) an emergency warning and evacuation plan to protect Piru area citizens in the event of the imminent failure of Santa Felicia Dam at Lake Piru and other dams upstream on tributaries to the Santa Clara River (ongoing program).

2.3 FIRE HAZARDS

2.3.1 Goals

°To protect the public and minimize public and private losses due to fire hazards.

°To discourage development in High Fire Hazard Areas.

°To support the Ventura County Fire Protection District and Los Padres National Forest controlled burn program as a wildfire prevention tool, along with fuel breaks and other fire prevention measures.

2.3.2 Policies and Programs

°Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes. Such permits shall not be approved if the County Fire Prevention District cannot provide adequate response time for fire protection.

°All discretionary permits in High Fire Hazard Areas shall be conditioned to utilize fire retardant or fire proof building materials.

°Discretionary development in High Fire Hazard Areas shall be required to develop landscape plans utilizing fire retardant plant materials, cleared areas or other acceptable means of reducing fire hazards.

2.4 NOISE

2.4.1 Goals

°To provide for a quiet environment through proper land use planning and permit conditioning.

°To provide for a separation, where feasible, of noise sensitive uses and noise generating uses.

2.4.2 Policies and Programs

°All discretionary permits shall be reviewed for noise compatibility with surrounding uses to protect residents and other noise sensitive uses from undesirable noise levels. If the Planning Division determines that a proposal involves potentially significant noise exposure to noise sensitive uses, a noise report shall be prepared by a qualified accoustical engineer as a part of the project's environmental evaluation. The report shall include recommendations designed to eliminate or reduce the projected impacts.

°Discretionary permits involving potentially significant noise exposure to residential areas or other noise sensitive uses shall be conditioned to adhere to the noise standards stated below. Measurement procedures shall be in accordance with the County's adopted "Noise Measurement Guidelines and Procedures."

<u>Time Period</u>	<u>Maximum Allowable Average Sound Level (LEQ)</u>	
	Urban	Non-Urban
Day (6:00 a.m. to 10:00 p.m.)	60 dBA	55 dBA
Night (10:00 p.m. to 6:00 a.m.)	50 dBA	45 dBA

These noise standards shall not apply where the County has adopted more restrictive noise standards (e.g., oil and gas development and mining permits).

°Noise sensitive uses shall be buffered from noise generating facilities (such as highways, railways, and commercial, industrial and parking areas) by the placement of walls, berms, the establishment of setbacks, greenbelts or other appropriate means.

3. LAND USE

3.1 URBAN FORM




3.1.1 Goals

- °To maintain the existing "rural," small community character of Piru.
- °To provide for a slow, even growth rate in a manner consistent with the ability of service agencies to provide quality services.
- °To ensure that existing and future land use patterns result in a cohesive and consolidated community.
- °To locate new development within a compact urban community and avoid encroaching on established agricultural operations.
- °To provide a balance of industry, commerce, recreation and housing in order to encourage a sound economic base and afford opportunities to live, work, shop and play within the Community.
- °To encourage the revitalization and rehabilitation of substandard or deteriorated areas in the Piru Community.

3.1.2 Policies and Programs

- °All zoning and development shall be in conformance with the Land Use Map which has been designed to reflect the above goals and objectives (see Figures 3 and 4). The Zoning Compatibility Matrix (Figure 6) indicates the zones which are consistent with the various Area Plan land use categories.
- °In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Plan map (Figures 3 and 4), the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Piru Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan map. In granting the Planning Director such powers, it is understood that any interested party may appeal his or her decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment. It is further understood that the Planning Commission and the Board of Supervisors shall be informed of any specific boundary determination made by the Planning Director.
- °Large development projects shall submit phasing plans designed to spread development impacts over time.
- °Outward expansion of the urban boundary, as delineated on the Land Use Map (Figure 4), shall be discouraged when suitable developable areas exist within the Piru Community.



-  URBAN (See Land Use Plan for the Piru Community)
-  AGRICULTURE (40 Acre Minimum Lot Size)
-  OPEN SPACE (80 Acre Minimum Lot Size)

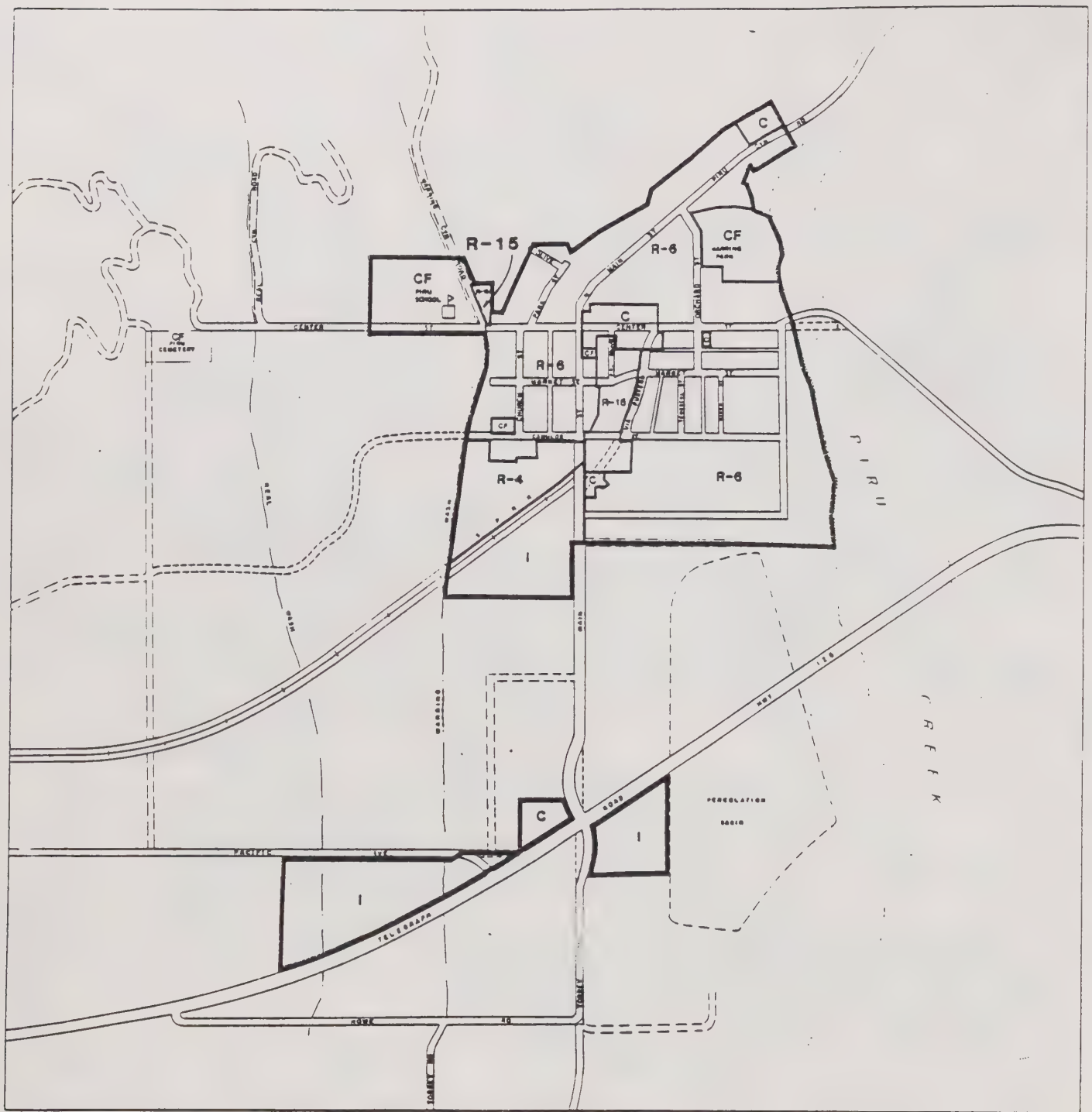


SOURCE: RESOURCE MANAGEMENT AGENCY

DATE: SEPTEMBER 1988

LAND USE PLAN FOR THE PIRU AREA OF INTEREST

FIGURE 3



- R-4** RESIDENTIAL 2-4 DWELLING UNITS PER ACRE
- R-6** RESIDENTIAL 4-6 DWELLING UNITS PER ACRE
- R-15** RESIDENTIAL 10-15 DWELLING UNITS PER ACRE
- C** COMMERCIAL
- I** INDUSTRIAL
- CF** COMMUNITY FACILITIES
- PIRU URBAN BOUNDARY



LAND USE PLAN FOR THE PIRU COMMUNITY

SOURCE: RESOURCE MANAGEMENT AGENCY

FIGURE 4

DATE: SEPTEMBER 1986

PIRU AREA PLAN SUMMARY

LAND USE CATEGORIES, DWELLING UNIT HOLDING CAPACITIES AND PROJECTED POPULATION:

Land Use Categories	Acres	% Area of Plan	Maximum Dwelling Units	Population Capacity
Residential 2-4 dwelling units per acre	10.2	5.7	40	118
Residential 4-6 dwelling units per acre	95.0	52.8	570	1,687
Residential 10-15 dwelling units per acre	6.0	3.3	90	266
Commercial	8.3	4.6	0	0
Industrial	39.1	21.7	0	0
Community Facilities	21.4	11.9	0	0
Subtotal/Piru Community	180	100	700	2,071
Agriculture (40 acre minimum lot size)	5,275	-	131	388
Open Space (80 acre minimum lot size)	37,500	-	462	1,367
Total/Piru Area of Interest	42,955		1,293	3,826

BUILDING INTENSITY:

The above land use categories may be developed in accordance with standards established for compatible land use zones shown on Figure 6.

Building intensity for each land use zone is governed by Sec. 8106-1 et seq. of the County Zoning Ordinance.

ESTIMATED POPULATION DENSITY AT FULL BUILD-OUT:

Piru Community: 11.5 persons per acre

Piru Area of Interest: 0.1 person per acre

RATIO OF SINGLE FAMILY DWELLING UNITS TO MULTIPLE FAMILY DWELLING UNITS:

87.1 SF/12.9 MF

RATIO OF COMMERCIAL ACREAGE TO POPULATION:

4.0 acres/1000 population

RATIO OF INDUSTRIAL ACREAGE TO POPULATION:

18.9 acres/1000 population

SOURCE: RESOURCE MANAGEMENT AGENCY DATE: SEPTEMBER 1986

FIGURE 5

ZONES

[illegible]

NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN THE CIRCLE.

SOURCE:

RESOURCE MANAGEMENT
AGENCY

DATE: SEPTEMBER 1986

FIGURE 6
19

°Social, physical and economic impacts shall be considered prior to the determination of the suitability and appropriateness of new development within the Piru Community.

°New development or redevelopment shall be encouraged to adopt an architectural style which will reflect cultural traditions native to the area and will complement and maintain the Community's unique early 20th century rural town identity.

°The Piru Neighborhood Council shall continue to be the Board of Supervisors' designated public review group, authorized to review all discretionary land use entitlements proposed within the Community of Piru to ensure community design standards are adhered to, and neighborhood compatibility issues are addressed.

°The Piru Area Plan shall be reviewed by the County Planning Division and the Piru Neighborhood Council concurrently with any major General Plan amendments in the Piru area. The purpose of such review is to bring the Plan up-to-date, to reflect any changes in County-wide policies and to ensure that the goals, policies and programs of the Piru Area Plan continue to reflect community standards. Absent such General Plan amendment, the Planning Division is directed to initiate a review of the Piru Area Plan at least once every five years.

3.2 COMMERCIAL

3.2.1 Goals

°To provide commercial uses which meet the shopping and service needs of the Community of Piru and Lake Piru visitors.

°To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.

°To concentrate commercial land uses within existing commercial areas in order to minimize land use incompatibility.

3.2.2 Policies and Programs

°Commercial development shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (see Figure 4).

°New neighborhood commercial development shall be encouraged to locate within existing commercial areas on Center Street between Main Street and Via Fustero.

°New highway oriented development shall be confined to the existing commercial area at Main Street and Telegraph.

°Commercial uses which serve Lake Piru visitors shall be required to locate within existing commercial areas.

- °Necessary service and retail establishments not currently located in the Piru community shall be encouraged to locate there, providing community make-up or market data indicates a need.
- °Commercial zoned acreage necessary to serve the needs of the residents of Piru shall be provided at an approximate ratio of four acres per 1000 population.
- °The television and motion picture industry shall be encouraged to continue using Piru as a setting for movies and television shows.
- °Commercial development or redevelopment shall be encouraged to adopt an architectural style which will complement and maintain the community's unique early 20th century rural town identity.
- °Neighborhood commercial development shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business.
- °All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.
- °New strip commercial development shall be discouraged; existing strip commercial development shall be encouraged to consolidate driveways, parking lots, and landscaped areas.
- °New commercial development shall be subject to the Planned Development or Conditional Use Permit Process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.

3.3 INDUSTRIAL

3.3.1 Goals

- °To provide industrial uses to meet the service and employment needs of the Piru Community.
- °To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses.

3.3.2 Policies and Programs

- °Industrial development shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (see Figure 4).
- °Industrial uses shall be confined to locations adjacent to State Highway 126 and/or rail lines.

°Industrial zoned acreage shall be provided at an approximate ratio of 19 acres of industrial land per 1000 population.

°All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

°New industrial development shall be subject to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.

°Hazardous materials and wastes shall be stored, handled and disposed in a manner approved by the Environmental Health Division.

3.4 RESIDENTIAL

3.4.1 Goals

°To promote a diversity of housing types, tenure, and price in order to provide a variety of housing options for Piru citizens and increase housing opportunities for persons of all income levels.

°To strive for a reasonable (three percent) vacancy rate in both rental and ownership housing in Piru.

°To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

3.4.2 Policies and Programs

°Residential development shall be located in conformance with the Land Use Map (see Figures 3 and 4) which has been developed in accordance with the above goals and objectives.

°Residential development in the Piru Community shall be directed toward an approximate overall 85% single family/15% multiple family mix based on housing units.

°Residential developers shall be encouraged to provide a variety of housing densities within large developments.

°Discretionary residential development shall be conditioned to incorporate good design standards and maintain the character of the Piru community. Design standards include open space, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.

°Discretionary residential development shall be designed to provide a harmonious relationship between adjoining uses, natural features and the total environment.

°Well-designed low-income housing shall be encouraged in accordance with demand.

°The utilization of manufactured homes in the Piru Community shall be encouraged where feasible.

°The Area Housing Authority shall continue to administer the Home Improvement Program (funded by Community Development Block Grant) to provide low interest loans, deferred payment loans and grants to low income home owners in Piru for the purpose of rehabilitating substandard or deteriorated housing.

3.5 AGRICULTURE AND OPEN SPACE

3.5.1 Goals

°To maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities.

°To encourage and maintain agricultural operations in order to promote the farm based economy within the Piru Area of Interest.

°To guide growth into developed areas and discourage the conversion of viable agricultural operations to urban uses.

°To encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and to discourage their cancellation or non-renewal.

3.5.2 Policies and Programs

°Agricultural and Open Space shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (see Figure 3).

°Land outside the Piru urban community shall be designated as Open Space or Agricultural.

°All discretionary development shall be reviewed to ensure that impacts on agriculture are minimized.

°The County Agricultural Department, Farm and Home Advisor and the Resource Conservation District shall continue education programs for farmers and ranchers and shall encourage the development and implementation of best management systems, stressing application of biological and cultural pest control techniques with selective pesticides when necessary to achieve acceptable levels of control with the least possible harm to non-target organisms and the environment (ongoing program).

°The Planning Division shall work with the City of Fillmore to establish a Greenbelt between the City of Fillmore and the Los Angeles County Line (FY 1986-87).

°Applicants for discretionary farmworker housing projects shall be required to demonstrate a bonafide agricultural need for the proposed farmworker/resident(s). Such projects shall be limited to no more than two farmworker dwellings per 40 acres of land used for farming, and no more than 10 farmworker dwelling units per site. This policy shall not apply if the Board of Supervisors adopts a comprehensive County-wide farmworker housing policy.

4. PUBLIC FACILITIES AND SERVICES

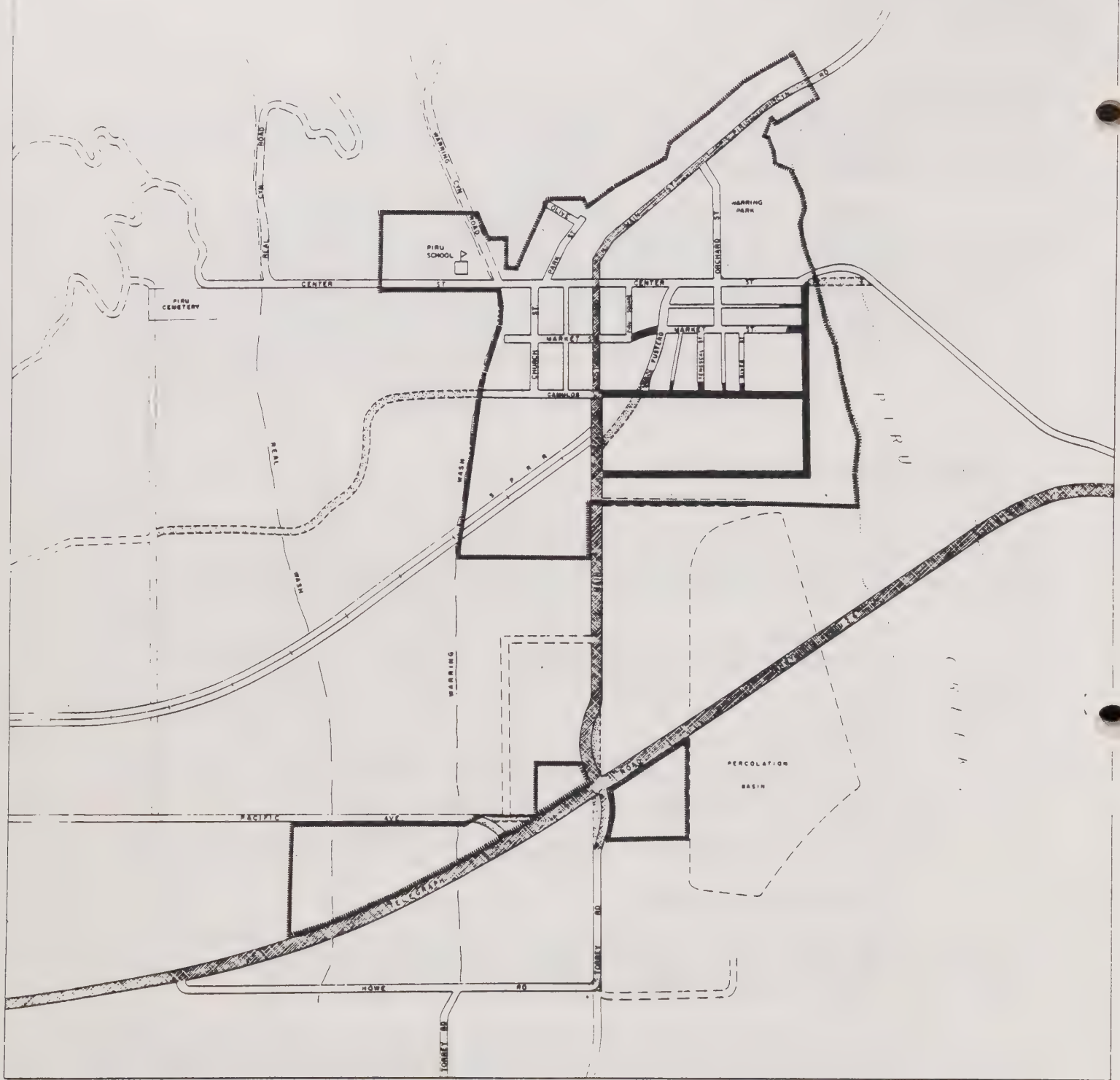
4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

- °To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of Piru.
- °To ensure that new development ties into the existing primary circulation system by an adequate collector street network.
- °To provide safe pedestrian and bicycle pathways throughout the Community.
- °To distribute the cost of circulation improvements equitably among benefitting property owners and users.
- °To encourage expanded commercial bus service to and from Piru.

4.1.2 Policies and Programs

- °All road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see Figures 7 and 8).
- °Discretionary permits shall be conditioned to dedicate land and/or construct road improvements as needed to meet County standards for street development and planned future roads as identified in the Circulation Map (ongoing program).
- °The Public Works Agency shall establish an Area of Contribution Program for Piru in order to fund proposed roadway improvements shown on the Circulation Map. Through this program all discretionary permits which benefit from transportation improvements shall be conditioned to pay a fair share of the costs through the assessment of fees on new development based on the anticipated number of vehicle trips per day generated (ongoing program).



EXISTING ROAD TO BE WIDENED OR REALIGNED

PROPOSED NEW ROAD

EXISTING ROAD TO BE VACATED

PIRU URBAN BOUNDARY

SOURCE: RESOURCE MANAGEMENT AGENCY

DATE: SEPTEMBER 1988



CIRCULATION PLAN

FIGURE 7

DESCRIPTION OF PROPOSED CIRCULATION IMPROVEMENTS

State Highway 126: To be widened to four lanes by CALTRANS. (Funding: State of California.)

Main Street: (a) Intersection with State Highway 126 to be realigned to create a right angle intersection. (Funding: Area of Contribution, Conditioning of adjacent discretionary development and discretionary permits utilizing Main Street.) (b) Road segment between State Highway 126 and Camulos Street to be widened to four lanes to provide adequate traffic access between Highway 126 and the Community to accommodate all existing and proposed development. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Main Street.) (c) Road segment between Camulos Street and northern community boundary to widen pavement to approximately 40 feet to accommodate large vehicle movement. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Main Street.) (d) Traffic signal to be located at the intersection with State Highway 126 when traffic studies indicate such signal is warranted. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Main Street.)

Pacific Avenue: Intersection with State Highway 126 to be realigned to create right angle intersection. (Funding: Conditioning of adjacent discretionary development.)

Camulos Street: (a) To be extended east of Main Street to connect with a new collector street extending south from Center Street to provide improved east west traffic circulation within the Community and to provide an adequate collector system for development planned in this area. (Funding: Conditioning of adjacent discretionary development.) (b) Road segment west of Warring Wash to be vacated.

New Collector Streets: To be extended south from Center Street from the vicinity of the Center Street Bridge and connecting with a second new collector street extending east from Main Street in the vicinity of the Packing Plant to provide an adequate collector system for development planned in this area. (Funding: Conditioning of adjacent discretionary development.)

Market Street: To be extended from Piru Square to Via Fustero to improve east west traffic circulation within the Community. (Funding: Conditioning of adjacent discretionary development.)

Orchard/Center Streets: (a) Northeast corner of Orchard and Center Streets curve radius to be widened to accommodate large vehicle movement. (Funding: Area of Contribution, conditioning of discretionary permits.) (b) Old Center Street Bridge to be vacated.

Via Fustero: (a) Intersection with Camulos Street extension to be aligned to create a right angle intersection. (Funding: Conditioning of adjacent discretionary development.) (b) Road segment between Main Street and Camulos Street extension to be abandoned.)

Torrey Road: (a) Intersection with State Highway 126 to be realigned to create a right angle intersection. (Funding: Conditioning of adjacent discretionary development and discretionary permits utilizing Torrey Road.) (b) Curve radius at the northwest corner of Torrey Road and Howe Road intersection to be widened to accommodate large vehicle movement. (Funding: Conditioning of discretionary permits utilizing Torrey Road.) (c) Traffic signal to be located at intersection with State Highway 126 when traffic studies indicate such signal is warranted. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Torrey Road.)

Sidewalks: Sidewalks and/or curbs and gutters to be installed throughout the Community as needed, or on selective streets as determined by petition of the Community. (Funding: Special Assessment District.)

General Notes: (a) New road alignments are conceptual. Final design shall be subject to Public Works approval. (b) Funding for road improvements shall be augmented by other sources such as State and Federal grants, and the County Road Fund when funds are available and in accordance with County-wide priorities. In addition, any discretionary development, whether located within the specific Area of Contribution or not, shall be conditioned to contribute toward road improvements from which they derive benefits.

°The County Public Works Agency, in consultation with the Piru Neighborhood Council, shall develop a program for the construction, maintenance and repair of sidewalks within the Community of Piru. Said program shall include consideration of funding mechanisms such as the creation of a special assessment district. Public Works shall evaluate means to make the cost of this program affordable to Piru residents by utilizing local volunteer labor (if feasible) and by extending the payback period over a long period of time. This program shall be initiated when property owners representing 60% of all property within the Piru Community, (or 60% of the linear frontage on each block proposed to be included in this program) sign a petition requesting that sidewalks be installed.

°Discretionary development shall be planned to facilitate pedestrian, bicycle, transit, as well as automobile access, both within and outside the development.

°Discretionary development adjacent to State Highway 126 shall be designed to consolidate driveways and access points, wherever possible, in order to minimize traffic disruption on this major arterial.

°The County Planning Division and Public Works Agency shall continue to provide input to the State Highway 126 planning process to ensure that the planned widening of Highway 126 addresses Piru area circulation concerns and needs.

°Discretionary development projects shall be encouraged to provide secure bicycle parking facilities.

°Discretionary development projects shall be encouraged to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).

4.2 EDUCATION

4.2.1 Goals

°To ensure a quality education for the children of Piru.

°To minimize overcrowding in the schools serving Piru.

°To ensure that adequate facilities and materials exist to provide high quality education in Piru.

4.2.2 Policies and Programs

°The County Planning Division shall coordinate an exchange of information with the Fillmore Unified School District regarding school needs and new residential development (ongoing program).

°Residential development fees (Ventura County Ordinance Code, Section 8911 et. seq.) shall be used to provide necessary school facilities where findings of existing or potential overcrowding have been made.

°The Fillmore Unified School District shall be encouraged to utilize school facilities during off-school hours as appropriate for community meeting space, recreation and other compatible functions.

°The Fillmore Unified School District and the County Library Services Agency shall be encouraged to jointly develop and operate a branch public library for the Piru Community.

4.3 LAW ENFORCEMENT

4.3.1 Goals

°To provide for the protection of the public through effective law enforcement programs.

°To encourage the lowering of the Sheriff's average response time.

4.3.2 Policies and Programs

°The Sheriff's Department shall continue to review discretionary permits to ensure that an adequate level of law enforcement can be provided (ongoing program).

°Discretionary development projects shall be conditioned to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).

°Discretionary development projects shall be conditioned to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).

°Discretionary development permits shall be conditioned to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).

°Crime prevention programs such as the Neighborhood Watch Program shall be encouraged by the County Sheriff's Office within the Community of Piru (ongoing program).

°The County Sheriff's Department shall support and promote efforts to organize neighborhood, rural, and industrial crime prevention techniques and conduct residential security surveys and public awareness programs (ongoing program).

4.4 FIRE PROTECTION

4.4.1 Goals

°To ensure that an adequate level of fire protection is provided within the Piru Area of Interest.

°To encourage the upgrading of the Warring Water Service system to meet minimum fire flow standards in all areas of the system.

4.4.2 Policies and Programs

°The County Fire Protection District Bureau of Fire Prevention shall continue to review all new development to ensure that an adequate level of fire protection can be provided (ongoing program).

°Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.

4.5 DOMESTIC WATER SUPPLY

4.5.1 Goals

°To ensure that adequate quantity and quality of water will be available to all residents, commercial and industrial users, and agricultural operations, in Piru.

4.5.2 Policies and Programs

°All development within the Piru Community shall be required to obtain a will-serve commitment from a County or State of California Department of Public Health approved water purveyor prior to project approval.

4.6 SANITATION SERVICES

4.6.1 Goals

°To ensure that wastewater treatment capacity is reserved at the Piru treatment plant for existing and potential development consistent with this Plan.

°To encourage recycling of solid waste materials.

4.6.2 Policies and Programs

- °All new development within the Piru Community shall be connected to the sewer system. A sewer will-serve commitment shall be obtained from Waterworks District #16 prior to project approval.
- °Any modification of the Piru sewage treatment plant shall be consistent with the County's Water Quality Management Plan and shall consider the feasibility of wastewater reclamation.
- °County Waterworks District No. 16 shall adopt a revised service area boundary consistent with this Plan.
- °Any waste disposal capacity in the Piru Treatment Plan, in excess of that required to service the existing and planned development in the Piru Community, shall be reserved to allow for the orderly expansion of the Piru Community, consistent with the Land Use Plan for the Piru Community (Figure 4) as it may be amended in the future.

4.7 RECREATION

4.7.1 Goals

- °To provide a range of recreational opportunities and programs which are easily accessible to the residents of Piru.
- °To encourage cooperation of the School District in providing facilities for recreational purposes.
- °To encourage new residential developments to provide recreational facilities for the population expected to be generated.

4.7.2 Policies and Programs

- °The General Services Agency shall take all steps necessary to assure the expansion and development of Warring Park to meet the needs of all residents of the Community of Piru.
- °The General Services Agency shall encourage service clubs, civic groups and individuals to help in the development of recreational facilities.
- °Limited expansion of recreational facilities at Lake Piru shall be encouraged, consistent with the open space character of the area.
- °Fillmore Unified School District shall be encouraged to jointly develop and use school property for recreational purposes.
- °Planned Residential Development projects shall be conditioned to provide private recreation areas within the development.

°Subdivisions shall be conditioned to provide land and improvements for park and recreation facilities. or shall pay in lieu, fees to help finance needed park and recreation facilities (e.g., the expansion and development of Warring Park).

4.8 GOVERNMENTAL ORGANIZATION

4.8.1 Goals

°To provide opportunities for the citizens of Piru to take an active role in determining community affairs.

4.8.2 Policies and Programs

°The Piru Neighborhood Council shall continue to be the Board of Supervisors' recognized public review group for the Piru Area of Interest. All applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest shall be distributed to the Piru Neighborhood Council.

°All County departments shall make an effort to notify the Piru Neighborhood Council concerning issues and programs of importance to the Piru area prior to decisions being made regarding these matters.

°The County Planning Division shall coordinate an information exchange with Los Angeles County to ensure that the Piru Neighborhood Council is informed of projects planned by Los Angeles County which could adversely affect the Piru Area of Interest.

°Upon application by a valid petition, the Local Agency Formation Commission (LAFCO) shall evaluate the feasibility of forming a Community Services District (CSD) in Piru. Consideration shall be given to consolidating one or more of the following functions into the CSD: sanitation and domestic water supply (Water Works District No. 16), street lighting (County Service Area No. 14), sidewalks (proposed Special Assessment District), parks (currently administered by the County General Services Agency), and other functions as may be deemed appropriate.

°If a community services district is ultimately formed, the CSD board shall take the place of the Piru Neighborhood Council as the recognized public review group for review of discretionary permits.

4.9 SOCIAL WELFARE

4.9.1 Goals

°To encourage the provision of essential services to the homeless, jobless, and others in urgent need of public assistance within the Piru Area of Interest.

°To provide needed facilities for the elderly and handicapped.

4.9.2

Policies and Programs

°The Public Social Services Agency shall continue to provide financial assistance, counseling and other critical services to persons and families in need.

°The Office of the Chief Administrative Officer shall actively pursue federal and state grant programs with potential benefit to persons and families in need within the Piru Area of Interest.

°Small residential care facilities for the elderly and handicapped shall be encouraged in the residential zones.

°Existing facilities such as The Round Rock Rest Home shall be protected from the intrusion of incompatible land uses.

°Small day care facilities shall be encouraged in the residential zones to provide necessary care for children of working parents.

°Programs involving young adults in recreation or community service activities shall be encouraged.

E. GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section shall be used in interpreting this plan.

Development - Any use of land, any building, structure, or alteration of a building or structure as may be governed by the County's Zoning Ordinance.

Discretionary Development - Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

High Fire Hazard Areas - Certain areas in the unincorporated territory of the County classified by the County Fire Protection District and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

Pole Sign - Any freestanding business identification sign which is supported from the ground by one or more poles, posts and the like, as distinguished from a monument type sign where the sign base is located on the ground.

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